



*Your Lake George Real Estate Experts!*

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Listing courtesy of: Chad Majewski Real Estate

**MLS# - 202412304 - Price: \$749,000**

26 River Street, Amsterdam, NY

**Description:** Prime commercial space adjacent to the Mohawk Valley Gateway Overlook and Mohawk River on Amsterdam's Southside. This venue offers 2,200 sq feet of indoor and outdoor event space as well as a fully equipped commercial kitchen. The large ballroom opens up to an expansive stamped concrete patio with oversized bar. This turnkey facility was built in 2021 and is heavily insulated, led lighting, double-paned window/doors, energy efficient HVAC and is 100% handicap accessible. Currently being used as a venue for special events the building itself is zoned commercial and can be repurposed too just about anything. Public/private parking. Centrally located to numerous city events, daily tourism traffic, hotel, bars & restaurants. All equipment and furnishings are included.

**Acres:** 0.26

**Property Type:** Commercial

**Sewer:** Public Sewer

**Exterior:** Vinyl Siding

**Cooling:** Central Air

**Interior Features:** Tray Ceiling(s)

**Above Ground Square Feet:** 180 **Town:** Amsterdam

**Estimated Taxes:** \$4,700

**Heat:** Natural Gas

**Exterior Features:** Lighting

**Parking Spaces:** 6

**Water:** Public

**Basement:** Slab

**County:** Montgomery

**Zoning:** Commercial



**Daniel Davies**  
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